

The historic Security Bank Building on Downtown Fresno's Fulton Mall.



Downtown Fresno Interim Zoning Code

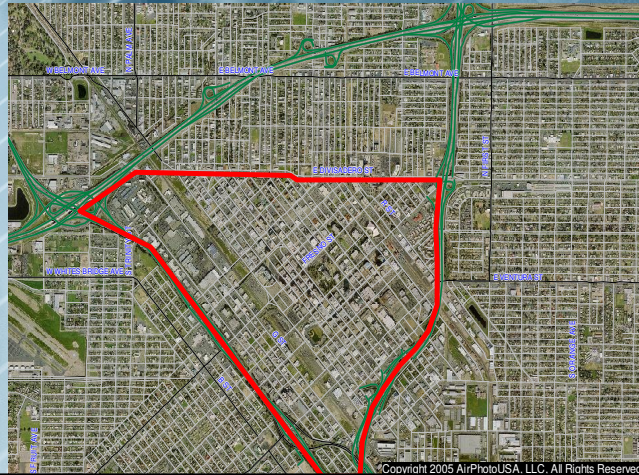
John Dugan, Director, AICP

Purpose

- Interim revised development standards
- Address recent development and redevelopment issues
- Revise parking standards
- Modify land use authorizations
- Modify development standards
- Establish minimum urban design criteria

Area affected

- New Overlay Zoning District called the Central Business Area Modifying District
(Bounded by State highways 99 and 41 and East Divisadero St.)



Effect of New District

- The "CBAMD" (*Central Business Area*) modifying district is intended to collectively modify on an interim basis land use and development standards Supersedes all development standards and policies
- Permitted Uses: Changes from existing code:
 - *The List of By-Right Uses has been greatly expanded.
 - *Many uses requiring a CUP are now "by-right" (e.g., single and multiple family units, Church, Nightclub, Pawn Shop, Automotive Repair, restaurant serving alcohol . has been

Uses Permitted with a CUP

- Liquor stores
- Micro-breweries
- Pool and billiard parlors
- Child care centers
- Automobile rental, repair
- Mortuaries
- Adult motion picture theater
- Motorcycle retail sales and service
- Bus terminals.
- Store front Church
- Commercial blood banks.
- Massage Parlor
- Small veterinary hospitals and clinics
- Mixed Use projects
- Adult day care facilities
- Group housing facility

Prohibited Uses

- Items listed in the C-4 (*Central Trading District*) zone district (FMC 12-220.4), C-M (*Commercial and Light Manufacturing District*) zone district (FMC 12-224.4) and C-C (*Civic Center District*) zone district (FMC Section 12-231.4) are expressly prohibited.
- Examples of expressly prohibited uses;
- Industrial Uses (e.g., Charcoal manufacturing plant, Chemical plant (heavy or industrial), Metals extraction and smelting plant, Paper pulp and cellulose manufacturing, Paraffin manufacturing, Portland and similar cement manufacturing, Serum, toxin and virus manufacturing laboratory, Sugar and starch manufacturing plant, Tannery plant, Turpentine manufacturing plant)
- Processing (e.g., Animal by-products processing Fish and fish by-product processing or canning, Fruit by-products, Grain milling and sacking, Paper milling)

Property Development Standards

- Changes from Existing Code
 - Lot area and dimensions: No minimum
 - Population density: None
 - Yards and building spacing: None
 - Lot coverage, up to 100%
 - Fences, wrought iron or tubular steel

Off Street Parking Standards

- Reuse of existing buildings, no on-site parking required
- New "by right" development to provide 1 sq. ft. of off-street parking space per each four square feet of gross floor area.
- Must be located to the side or rear of the building, underground or in a parking structure
- Vehicular access allowed from all sides except the primary street frontage

Outdoor Dining Allowed

- Perimeter barriers
- ADA access
- Tables, chairs, heaters, to be moveable and shown on site plan
- Open on three sides as defined by landscape or latticework





Design Characteristics and Urban Form Criteria

- Site plan review by City Planning Division
- New construction 80% of the primary lot
- Maximum setback from lot line of 5 feet.
- Primary building frontage at least 50% transparent
- Historic facades and storefronts must be retained and restored
- Corner view corridors may be modified by the Planning Director and City Traffic Engineer



Design Characteristics and Urban Form Criteria Cont...

- ❑ Residential uses not required to provide common open space.
- ❑ Marquees and canopies may extend up to 10 feet over sidewalks
- ❑ Signage shall be pedestrian scaled and oriented
- ❑ Pedestrian scaled lighting is required
- ❑ All sidewalks must meet ADA requirements

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